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BUILDING STATISTICS - TASMANIA, DECEMBER QUARTER, 1958.

The Deputy Commonwealth Statistician (Mr. H. G. Houstain) has made available the following particulars of Building Statistics for the quarter ended 31st December, 1958. More extensive comparative data for preceding periods are given in the statements issued for the June Quarter in each year.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st December, 1958, 564 new houses were completed compared with 576 in September quarter, 1958 and 621 in June quarter, 1958.

Completions in December quarter in preceding years were: 1955 - 715; 1956 - 780; and 1957 - 685. The 564 houses completed during December quarter, 1958 comprised 69 solid brick, concrete etc; 74 veneers (brick, concrete, etc.); 389 wood; and 32 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during December quarter, 1958 was 584 a decrease of 95 compared with September quarter, 1958.
3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st December, 1958 was 2,072 an increase of 20 compared with the 30th September, 1958 figure of 2,052. Corresponding figures as at the 31st December in previous years are as follows: - 1955 - 2,476; 1956 - 1,867; 1957 - 1,991.

The houses under construction at the 31st December, 1958 comprised: solid brick, concrete, etc. 384 (18.5 per cent); veneers (brick, concrete, etc.) 303 (14.6 per cent); wood 1,291 (62.4 per cent); and fibro-cement, 94 (4.5 per cent).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during December quarter, 1958 was £1,500,000 compared with £1,390,000 in September quarter, 1958 and £1,683,000 in June quarter, 1958. Thirty new factories valued at £367,000 were completed during the quarter.

During December quarter, 1958 the value of new buildings (other than houses), commenced was £1,529,000 compared with £1,467,000 in September quarter, 1958 and £1,827,000 in June quarter, 1958.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during December quarter, 1958 was £3,157,000, an increase of £91,000 compared with September quarter, 1958 and a decrease of £155,000 compared with December quarter, 1957. New houses valued at £1,657,000 comprised 52.5 per cent of the total value of completions.

The value of all new buildings commenced during December quarter, 1958 was £3,316,000 a decrease of £223,000 compared with September quarter, 1958 but £647,000 more than in December quarter, 1957.

The value of new buildings under construction at 31st December, 1958 was £12,651,000 compared with £11,325,000 in December, 1957 and £11,123,000 in December, 1956.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during December quarter, 1958 was £3,397,000 compared with £3,525,000 in September quarter, 1958 and £2,937,000 in December quarter, 1957. Of the December quarter, 1958 total, £1,921,000 or 56.5 per cent represented work done in respect of houses. Hobart and Suburbs accounted for £1,522,000 or 44.8 per cent of the total value, Launceston and Suburbs for £635,000 or 18.7 per cent and the rest of the State for £1,240,000 or 36.5 per cent.

7. PERSONS WORKING ON NEW BUILDINGS: (See Note 5 on page 6). There were 5,697 persons including 1,516 working principals engaged on the construction of new buildings at 31st December, 1958. Of these, 2,756 were carpenters by trade, 425 bricklayers and 963 builders' labourers.

Of the 5,697 persons engaged at 31st December, 1958 4,474 were working on private contract jobs, 740 on owner-built jobs and 483 on Government Day Labour projects. The returns indicated that 2,676 were working on new houses, 142 on new Flats, 1,362 on other new buildings, 464 on alterations and additions to houses, 56 on alterations and additions (including conversions) to Flats, 660 on alterations and additions to other buildings and 337 on repair and maintenance work.



- 2 -  
1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - DECEMBER QUARTER, 1958.

Description of Building and Construction Agency	Commenced during December quarter, 1958		Completed during December quarter, 1958		Under Construc- tion at 31st December, 1958		Value of Work done during Dec. Qtr. 1958
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
<u>1. Houses:</u>		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	215	772	197	687	381	1,440	759
On Gov't. Account	65	181	35	91	120	375	158
(ii) Gov't. Day Labour:	71	220	102	316	82	254	258
(iii) Owner Builders:	233	614	230	563	1,489	4,178	746
Total Houses:	584	1,787	564	1,657	2,072	6,247	1,921
<u>2. Flats (b):</u>							
(i) Private Contractors:							
On Private Account	26	34	47	123	61	138	65
On Gov't. Account	82	297	3	7	102	370	19
<u>3. Shops:</u>							
(i) Private Contractors:							
On Private Account	15	35	31	142	30	188	84
On Gov't. Account	-	-	-	-	-	-	-
<u>4. Hotels, Guest Houses:</u>							
(i) Private Contractors:							
On Private Account	2	26	2	16	7	137	43
On Gov't. Account	-	-	1	4	-	-	-
<u>5. Office Premises:</u>							
(i) Private Contractors:							
On Private Account	3	34	6	77	11	429	107
On Gov't. Account	-	-	1	8	1	7	4
(ii) Gov't. Day Labour:	-	-	-	-	1	45	3
<u>6. Other Business Premises:</u>							
(i) Private Contractors:							
On Private Account	7	141	14	267	16	271	117
On Gov't. Account	2	21	2	8	11	81	15
<u>7. Factories:</u>							
(i) Private Contractors:							
On Private Account	20	205	28	331	25	508	239
On Gov't. Account	1	25	2	36	2	59	9
<u>8. Clubs, Halls, Theatres:</u>							
(i) Private Contractors:							
On Private Account	-	-	3	20	6	31	9
On Gov't. Account	-	-	1	14	1	14	10
<u>9. Educational Buildings:</u>							
(i) Private Contractors:							
On Private Account	4	199	4	51	9	408	91
On Gov't. Account	11	247	9	56	25	1,328	219
<u>10. Religious Buildings:</u>							
(i) Private Contractors:							
On Private Account	5	20	7	53	11	67	27
<u>11. Health Buildings:</u>							
(i) Private Contractors:							
On Private Account	3	38	2	69	5	124	36
On Gov't. Account	-	-	2	5	6	1,355	105
<u>12. Other New Buildings:</u>							
(i) Private Contractors:							
On Private Account	28	172	29	181	27	340	194
On Gov't. Account	17	34	6	30	23	452	73
(ii) Gov't. Day Labour:	1	1	2	2	6	52	7
Total Other New Buildings:	227	1,529	202	1,500	386	6,404	1,476
<u>All New Buildings:</u>							
(i) Private Contractors:							
On Private Account	328	1,676	370	2,017	589	4,081	1,771
On Gov't. Account	178	805	62	259	291	4,041	612
(ii) Gov't. Day Labour:	72	221	104	318	89	351	268
(iii) Owner Builders:	233	614	230	563	1,489	4,178	746
GRAND TOTAL:	811	3,316	766	3,157	2,458	12,651	3,397

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as separate buildings.



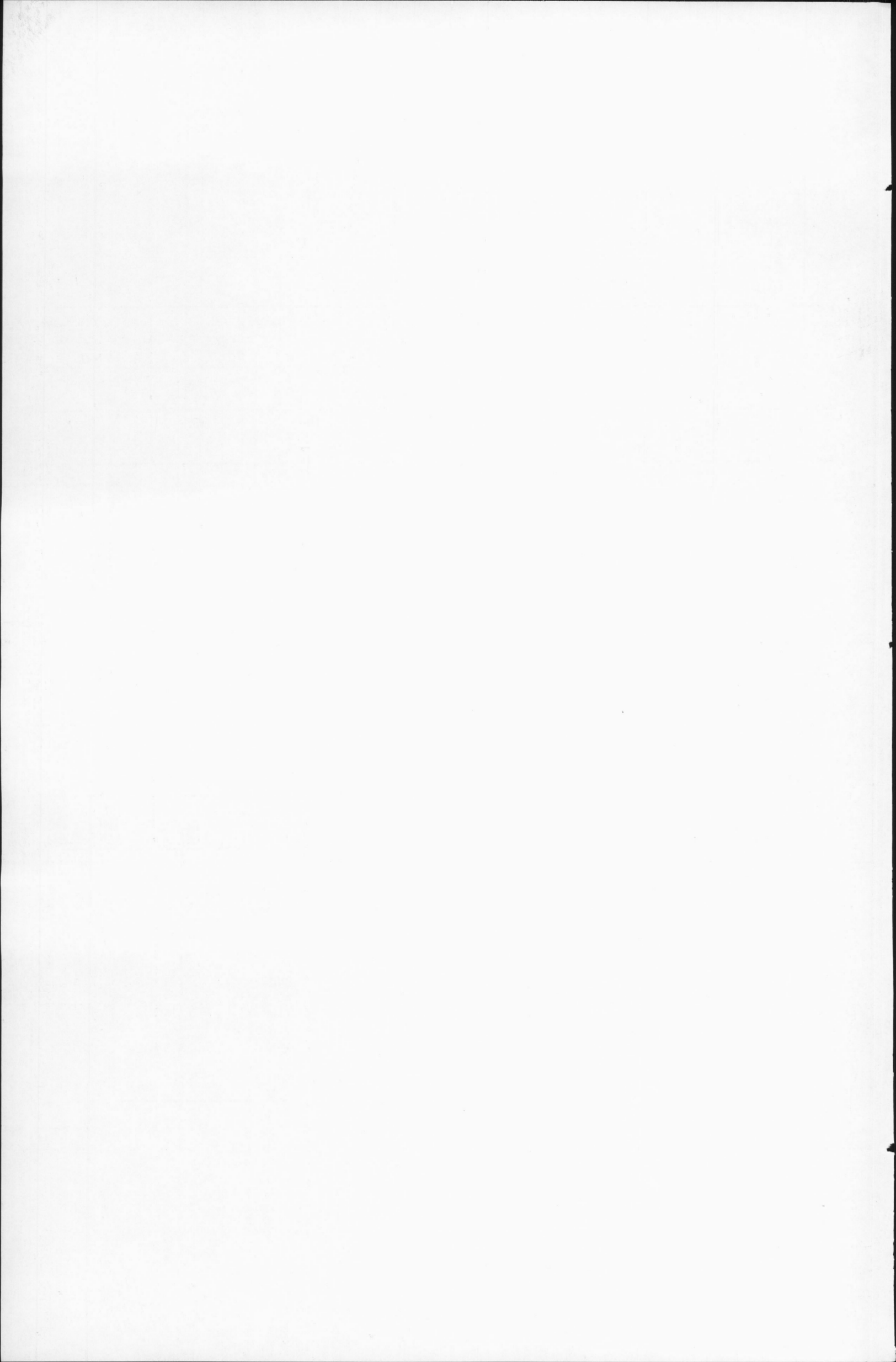


2. SUMMARY: NEW HOUSES - BUILDING PERMITS GRANTED AND  
CONSTRUCTION, DECEMBER QUARTER, 1958.

A r e a	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	40	165	61	248	45	173	207	856
Hobart, Suburbs:								
Clarence (b)	46	147	37	122	32	118	165	564
Glenorchy	98	320	119	381	152	480	357	1,188
Kingborough (b)	19	66	9	26	14	50	44	145
Total Suburbs:	163	533	165	529	198	648	566	1,897
Total Hobart and Suburbs	203	698	226	777	243	821	773	2,753
Launceston, City	46	143	52	177	51	170	149	504
Launceston, Suburbs (b):								
Beaconsfield	12	44	8	28	14	46	42	131
Lilydale	6	17	5	15	2	6	20	57
St. Leonards	31	104	20	60	30	85	114	348
Westbury	11	26	8	19	2	5	15	39
Total Suburbs:	60	191	41	122	48	142	191	575
Total Launceston and Suburbs:	106	334	93	299	99	312	340	1,079
All Other Areas	278	666	265	711	222	524	959	2,415
Total Tasmania: -								
December Quarter, 1958	587	1,698	584	1,787	564	1,657	2,072	6,247
September Quarter, 1958	674	2,015	679	2,072	576	1,676	2,052	6,106
June Quarter, 1958	615	1,788	628	1,879	621	1,938	1,949	5,692
March Quarter, 1958	590	1,759	556	1,684	605	1,842	1,942	5,832
December Quarter, 1957	576	1,690	578	1,714	685	2,057	1,991	5,904

(a) Value when completed.

(b) Suburban areas only of these Municipalities.



3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN  
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, DECEMBER QUARTER, 1958.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
<b>URBAN DIVISION:</b>		£'000		£'000		£'000		£'000
Hobart City	40	165	61	248	45	173	207	856
" Suburbs	163	533	165	529	198	648	566	1,897
Launceston City	46	143	52	177	51	170	149	504
" Suburbs	60	191	41	122	48	142	191	575
Total Urban Division:	309	1,032	319	1,076	342	1,133	1,113	3,832
<b>NORTH WESTERN DIVISION:</b>								
Burnie	15	47	18	57	20	60	60	187
Circular Head	3	4	1	1	7	17	34	74
Deloraine	3	12	3	12	4	10	16	47
Devonport	36	91	43	122	23	80	112	321
Kentish	-	-	-	-	3	7	6	16
King Island	13	37	16	51	4	8	19	59
Latrobe	6	8	6	7	12	21	29	46
Penguin	19	50	15	42	3	8	38	102
Ulverstone	23	43	27	72	28	72	53	143
Wynyard	16	38	16	45	17	34	45	118
Total North-West Division:	134	330	145	409	121	317	412	1,113
<b>NORTH EASTERN DIVISION:</b>								
Beaconsfield (b)	10	25	12	22	14	21	51	103
Fingal	3	8	4	7	1	2	16	27
Flinders	-	-	3	7	1	2	11	40
George Town	10	23	8	18	3	4	27	71
Lilydale (b)	-	-	-	-	2	7	7	17
Portland	2	5	2	8	5	13	9	14
Ringarooma	3	10	1	3	2	6	4	12
Scottsdale	6	17	7	11	12	24	23	44
Total North-Eastern Division:	34	88	37	76	40	79	148	328
<b>NORTH MIDLAND DIVISION:</b>								
Evandale	2	5	4	11	1	3	12	32
Longford	12	35	6	15	8	24	76	236
St. Leonards (b)	-	-	-	-	-	-	9	19
Westbury (b)	1	3	5	10	3	5	14	34
Total North-Midland Division:	15	43	15	36	12	32	111	321
<b>MIDLAND DIVISION:</b>								
Bothwell	-	-	-	-	2	9	1	6
Campbell Town	2	6	5	13	-	-	7	20
Hamilton	3	5	1	2	-	-	6	10
Oatlands	3	11	2	18	1	4	7	30
Ross	-	-	-	-	1	2	2	4
Total Midland Division:	8	22	8	33	4	15	23	70
<b>SOUTH EASTERN DIVISION:</b>								
Brighton (c)	-	-	1	4	1	3	1	4
Clarence (b)	17	40	9	16	8	15	72	152
Glamorgan	8	8	3	4	1	1	9	12
Green Ponds (c)	-	-	-	-	1	2	3	11
Richmond (c)	4	12	5	15	-	-	5	15
Sorell	19	27	14	22	10	12	59	101
Spring Bay	5	8	5	10	4	8	15	28
Total South-Eastern Divisions:	53	95	37	71	25	41	164	323
<b>SOUTHERN DIVISION:</b>								
Bruny	3	2	1	1	1	2	2	1
Esperance	5	16	2	7	2	-	8	26
Huon	7	19	6	19	2	2	14	43
Kingborough (b)	2	2	1	3	6	12	24	56
New Norfolk	12	37	6	31	6	13	29	83
Port Cygnet	3	7	1	3	-	-	3	6
Tasman	1	4	3	4	3	6	16	23
Total Southern Division:	33	87	20	68	18	35	96	238
<b>WESTERN DIVISION:</b>								
Gormanston	-	-	-	-	-	-	-	-
Queenstown	1	1	3	18	-	-	4	20
Strahan	-	-	-	-	1	1	-	-
Zeehan	-	-	-	-	1	4	1	2
Total Western Division:	1	1	3	18	2	5	5	22
Total Country Divisions:	278	666	265	711	222	524	959	2,415
TOTAL TASMANIA:	587	1,698	584	1,787	564	1,657	2,072	6,247

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. See definitions of terms used, page 6, paragraph 7.





4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE.

Particulars		Brick, Concrete, etc.		Wood	Prefab-ricated Wood	Fibro-Cement	Other Mater-ials	Total
		Solid	Veneer					
DECEMBER QUARTER, 1958.								
Commenced	Number	62	92	410	-	20	-	584
During Quarter	% of Total Number	10.6	15.8	70.2	-	3.4	-	100.0
	Value £'000	277	321	1,164	-	25	-	1,787
	Average Cost £ (a)	4,468	3,489	2,839	-	1,250	-	3,060
Completed	Number	69	74	389	-	32	-	564
During Quarter	% of Total Number	12.2	13.1	69.0	-	5.7	-	100.0
	Value £'000	300	262	1,040	-	55	-	1,657
	Average Cost £ (a)	4,348	3,541	2,674	-	1,719	-	2,938
Under	Number	384	303	1,291	-	94	-	2,072
Construct- ion at 31st December, 58	% of Total Number	18.5	14.6	624	-	4.5	-	100.0
	Value £'000	1,486	1,085	3,541	-	135	-	6,247
	Average Cost £ (a)	3,870	3,581	2,743	-	1,436	-	3,015
SEPTEMBER QUARTER, 1958.								
Commenced	Number	71	124	449	-	35	-	679
During Quarter	% of Total Number	10.4	18.3	66.1	-	5.2	-	100.0
	Value £'000	308	447	1,246	-	71	-	2,072
	Average Cost £ (a)	4,338	3,605	2,775	-	2,029	-	3,052
Completed	Number	67	85	407	-	17	-	576
During Quarter	% of Total Number	11.6	14.8	70.7	-	2.9	-	100.0
	Value £'000	258	297	1,091	-	30	-	1,676
	Average Cost £ (a)	3,851	3,494	2,681	-	1,765	-	2,910
Under	Number	391	285	1,270	-	106	-	2,052
Construct- ion at 30th September, 58	% of Total Number	19.1	13.9	61.9	-	5.1	-	100.0
	Value £'000	1,501	1,020	3,420	-	165	-	6,106
	Average Cost £ (a)	3,839	3,579	2,693	-	1,557	-	2,976

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as indicative of the relative cost of erecting houses of a particular size, material or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING DECEMBER QUARTER, 1958.

Description of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses:									
Brick, Concrete, etc. -									
Solid	95	61	156	25	23	48	111	315	9.3
Veneer	29	51	80	118	48	166	84	330	9.7
Wood	91	572	663	65	80	145	438	1,246	36.7
Fibro-Cement	1	-	1	-	-	-	29	30	0.8
Other	-	-	-	-	-	-	-	-	-
Total Houses:	216	684	900	208	151	359	662	1,921	56.5
Flats	54	8	62	13	1	14	8	84	2.5
Shops	24	16	40	11	1	12	32	84	2.5
Hotels, Guest Houses	2	2	4	20	16	36	3	43	1.3
Office Premises	101	1	102	5	1	6	6	114	3.4
Other Business Premises	27	2	29	33	-	33	70	132	3.9
Factories	20	56	76	29	1	30	142	248	7.3
Clubs, Halls, Theatres	-	7	7	3	-	3	9	19	0.6
Educational Buildings	164	16	180	21	8	29	101	310	9.2
Religious Buildings	1	12	13	2	4	6	8	27	0.7
Health Buildings	27	-	27	10	-	10	104	141	4.2
Other New Buildings	16	66	82	96	1	97	95	274	7.9
Total Other Buildings	436	186	622	243	33	276	578	1,476	43.5
Total New Buildings	652	870	1,522	451	184	635	1,240	3,397	100.0
Percentage of Total	19.2	25.6	44.8	13.3	5.4	18.7	36.5	100.0	



6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS  
IN TASMANIA AT 31ST DECEMBER, 1958.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	864	Carpenters	2,756	New Buildings:	
Sub-Contractors	652	Bricklayers	425	Houses	2,676
Wage Earners	4,181	Painters	418	Flats	142
		Electricians	231	Other New Buildings	1,362
		Plumbers	326	Additions & Altera-	
		Builders' Labourers	963	tions (b):	
		Others	578	Houses	464
				Flats	56
				Other Buildings	660
				Repairs & Maint-	
				enance (b):	337
Total:	5,697	Total:	5,697	Total:	5,697

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

- Owner-Builder:** For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a contractor who is responsible for the whole job.
- Commenced:** A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by Builders may not be entirely uniform.
- Completed:** A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classifications made may not be entirely uniform.
- Under Construction:** A building under construction at the end of a period is so classified if work on it is proceeding.
- Employment:** The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, and their employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some persons engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. Because of frequent movement between jobs and because some persons (e.g. electricians) may work on several jobs which are under construction simultaneously, some duplication may occur. The figures include estimates for persons working on owner-built houses.
- Values:** All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits:** Figures relating to Building Permits include details of:
  - Permits issued by Local Governmental Authorities for the construction of private buildings.
  - Contracts let and day labour projects commenced by Governmental Authorities.
  - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes:** All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,  
Tasmanian Office,,  
HOBART. TAS.

16th March, 1959.

H.G. HOUSTEIN.  
DEPUTY COMMONWEALTH STATISTICIAN.

